

**BOARD OF ALDERMEN MEETING
THURSDAY, DECEMBER 1, 2022**

CALL TO ORDER. Mayor Luke Davis called the regular semi-monthly meeting of the Board of Aldermen to order at 6:00 PM on Thursday, December 1, 2022, at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Fremont Hills, MO.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was recited.

ROLL CALL. Kay O'Neill, City Clerk/Finance Officer called the roll—a quorum was present.

Luke Davis, Mayor	Present		
Damon Mills, Alderman Ward 1	Present	Sunthosh Parvathaneni, Alderman Ward 1	Absent
Talyia Leeper, Alderwoman Ward 2	Absent	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderwoman Ward 3	Present	Randy West, Alderman Ward 3	Present

Guests: Resident Blackie Miller

City Officials: Dale Batson/Project Manager and Kay O'Neill/City Clerk/Finance Officer

OPEN FLOOR TO VISITORS*

No comments to come before the board.

AGENDA

Dustin Newman, new General Manager, Fremont Hills Country Club, was unable to attend the meeting.

ITEMS FOR APPROVAL

Bill #348-2022/Ordinance #348-2022 Giving Notice of Annual Election (Davis)

This bill was made a part of the board packet. Bill #348-2022 to give notice of the annual election was read in its entirety on the first reading. A motion to approve Bill #348-2022 on the first reading was made by Lowry, with West seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Lowry, Mills, Nelson, and West—there were no nay votes. A motion to dispense with the second reading of Bill #348-2022 was made by West, with Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Lowry, Mills, Nelson, and West—there were no nay votes. A motion to adopt Bill #348-2022 as Ordinance #348-2022 was made by Nelson, with Mills seconding the motion. The motion was approved by roll call vote with the ayes being: Lowry, Mills, Nelson, and West—there were no nay votes.

OLD BUSINESS

City Building (Nelson)

The City building plans showing the elevations were made a part of the board packet. Discussion took place about the exterior features and materials being used, removal of the dormers, and the reduction in roof pitch from 12/12 to 9/12. The landscaping and colors have not yet been determined. Nate with IDEa has been quick to respond which has allowed us to get decisions made at council meetings.

Citywide Fiber (Mills)

Progress has been slow due to the holiday and weather. A few more houses have been added to the install list. The boring machine is back on site. A minimal amount of conduit has been laid in the last couple of weeks, and they are continuing to move forward with splicing.

Ordinance Violation Committee (Lowry)

The committee met on November 30 and honed in on a few things, but there is still more work to do. There are consistent ordinance violations that occur (i.e., trash containers, landscaping, grass height, trailers). Property nuisance violations are more complicated. We are looking at the process for all of that. Questions are being addressed about chronic violators who are consistently not following the ordinances. For example, what does it look like for a consistent trash can violator—what is the timeframe, how do we address it, and does it roll over after a certain amount of time. We are trying to narrow it down to what a reasonable action is for each violation and give guidelines as to what is fair in all situations. We need to narrow down the current process and have specific guidelines for consistency and fairness. We are waiting to get clarification from Haskins on a few items and will continue to put it all together.

Tour of Lights (Mills)

The event will begin at 4 By 4 Brewing Company at 4:00 p.m., with a tour of the brewery and beer sampling beginning at 4:15. The golf cart parade will begin at 5:00 p.m. All baked goods will be provided by No Reservations and refreshments will be provided by the club. The new FHCC general manager met with Davis and asked to be a part of the Tour of Lights this year. We can bring food into the club from No Reservations, and there will not be a room fee. The parade map is set and will go out to residents within the next few days. The committee wants two board members to be at the new City Hall site handing out something to participants during the parade (Davis and Lowry have volunteered)—the details will need to be worked out. Davis and the First Lady will come up with ideas on what to hand out. It was suggested that there be a cardboard rendition of City Hall at the site which would be brought back to the clubhouse after the tour—Nelson will take care of the City Hall drawings.

Show Me Christian County (Davis)

Kristen with SMCC was notified that we are going to participate in the \$1,000 investment for 2023. That has been added to the 2023 budget and will be paid in January.

Sewer Rates (Davis)

At our last meeting, we discussed options on the sewer treatment plant regarding the budget and a potential shortfall. Batson put together a worst-case scenario of what it would look like if the bond was completely paid and off our books. Based on revenues and expenses for 2023, adding \$20,000 back into Repairs and Maintenance, adding \$4,000 back into Plant Upgrades, and paying off the bond, we would have a surplus of \$63,000 per year. Comparing that to the money we would spend to pay off the bond, it is a nine-year return. This could change if revenues go down and is based on sewer fees and operating costs. There is enough money left in the short term. We would save \$100,000 on the interest side alone, and we would go from a deficit to a revenue.

We received confirmation today from UMB that the bond can be paid off early with a 45-day notice. After our discussion last month, it makes sense to not make any changes right now. The budget will be approved as is at the next meeting, which includes a small deficit. We need to determine how much money we will need for City Hall before we make any decisions about paying off the bond. Batson contacted our insurance agent who confirmed we have coverage for natural disasters (tornado, fire, flood). He spoke with Rob to get input about the chances of equipment failing, etc. Batson took pictures of the equipment to get an idea of motors that could fail, etc. He found a replacement schedule for the plant which states we will spend ~\$386,000 over a 10- to 20-year period.

Ozark Special Road District Funding (Davis)

Nothing to report. We will hear more when OSRD has completed their 2023 budget.

2023 Budget (O'Neill)

The only change made to the 2023 budget since our last meeting was to add \$1,000 to "Education and Memberships" for the SMCC commitment. The 2023 budget will be approved at the next meeting and the 2022 budget will be amended to actual expenses.

NEW BUSINESS

Holiday Light Install (Batson)

The install date is December 6, and the lights will be lit on December 7. We will get on the calendar now for next year so they can be installed before Thanksgiving. Last year we received complaints about the green lights at the CC Highway entrance—Batson will talk to David about getting more colors at that entrance. Batson installed the lights on the Cassidy guardhouse.

REPORTS FROM COMMITTEES

Planning and Zoning

No report.

Treatment Plant

Wastewater Treatment Plant Update (Batson)

No updates.

CWERG Engineering Update (Batson)

The smoke equipment was finally delivered today. Smoke testing will be conducted when we have dry weather.

Streets

No report.

Beautification

No report.

CLOSED SESSION

Closed session pursuant to RSMO 610.021(1) Legal. A motion to go into closed session pursuant to RSMO 610.021(1) Legal was made by Nelson, with Mills seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Lowry, Mills, Nelson, and West—there were no nay votes.

ADJOURN

A motion to adjourn was made by West, with Nelson seconding the motion. The motion was unanimously approved. The meeting adjourned at 7:06 PM.

CITY OF FREMONT HILLS

By: _____
Luke Davis, Mayor

ATTEST:

Kay O'Neill, City Clerk/Finance Officer